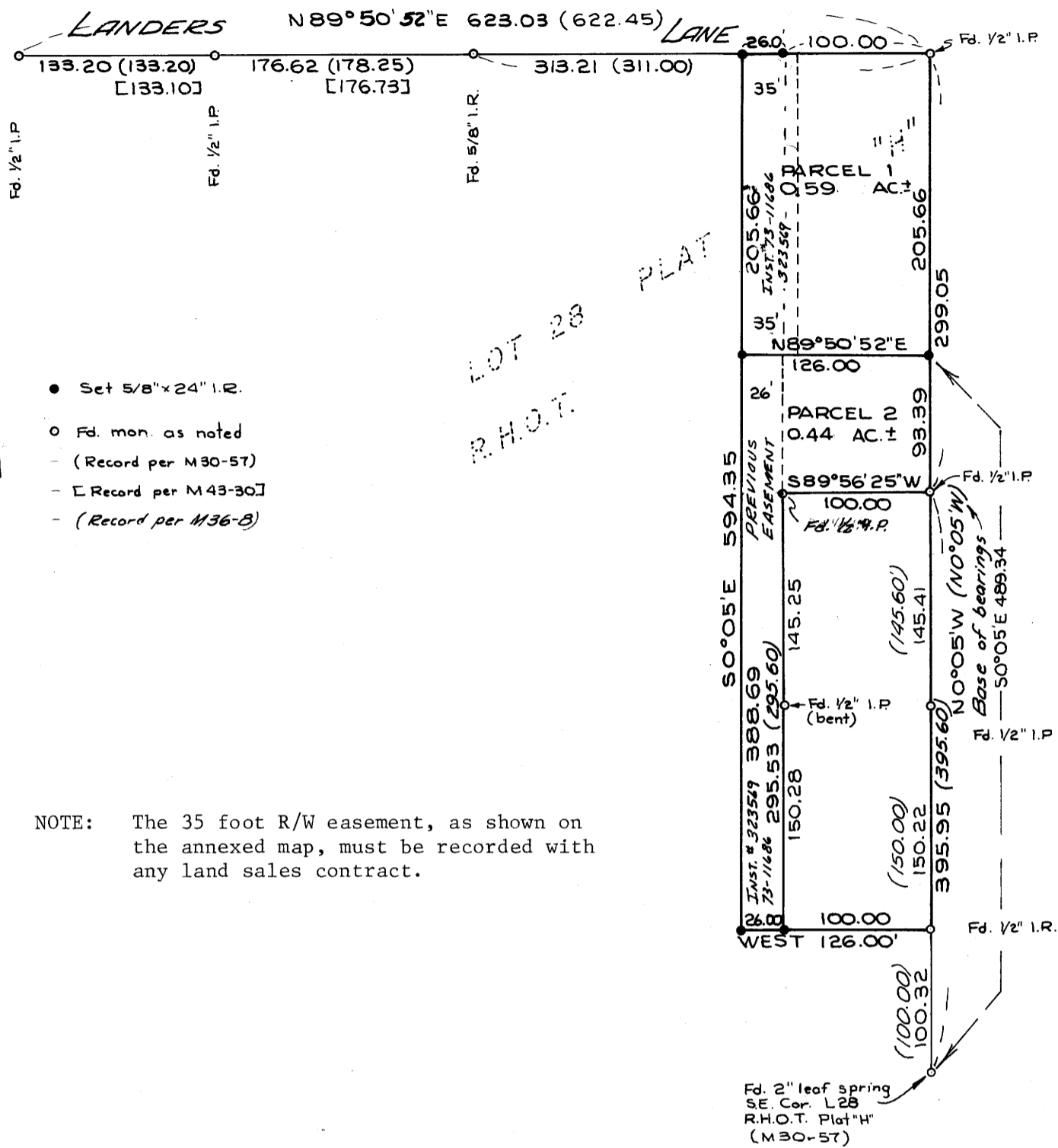


**MAJOR LAND PARTITION
IN THE SW 1/4 OF SEC 10 T28S R6W WM
SCALE 1"=100' JUNE 1981**

DO NOT REMOVE FROM OFFICE

Book 7 page 45



PARTITIONER: Tanja D. Nilsson
2675 S.W. Landers
Roseburg, Oregon 97470

LEGAL OWNER: Almer S. Nilsson
2675 S.W. Landers
Roseburg, Oregon 97470

NUMBER OF LOTS: 2

WATER SUPPLY: Roberts Creek Water District

SEWAGE: Sub-surface

MAP PREPARED BY: AA SURVEYING SERVICE, INC.
P.O. Box 130,
Roseburg, Oregon 97470
672-2096

FILED
RECEIVED

JUN 17 1981

COUNTY SURVEYOR
REGISTERED
PROFESSIONAL
LAND SURVEYOR

Eugene Bloom
OREGON
MAY 13, 1960
EUGENE A. BLOOM
492

DESCRIPTIONS: PARCEL #1

Beginning at a 5/8" iron rod from which the southeast corner of Lot 28, Plat "H", Roseburg Home Orchard Tracts, bears S 0°05' E 489.34 feet; thence N 0°05' W 205.66 feet to a 1/2" iron pipe in the south R/W line of Landers Lane; thence S 89°50'52" W along said south R/W line 126.00 feet to a 5/8" iron rod; thence leaving said south R/W line S 0°05' E 205.66 feet to a 5/8" iron rod; thence N 89°50'52" E 126.00 feet to the point of beginning, situated in Lot 28, Plat "H", Roseburg Home Orchard Tracts in section 10, T. 28 S., R. 6 W., W.M., containing 0.59 acres, more or less.

SUBJECT TO a 35 foot road and utility easement described as follows:
Beginning at a point from which the southeast corner of Lot 28, Plat "H", Roseburg Home Orchard Tracts bears N 89°50'52" E 126.00 feet and S 0°05' E 695.00 feet; thence S 0°05' E 205.66 feet and N 89°50'52" E 35.00 feet and N 0°05' W 205.66 feet and S 89°50'52" W 35.00 feet to the point of beginning, situated in Lot 28, Plat "H", Roseburg Home Orchard Tracts.

PARCEL #2

Beginning at a 5/8" iron rod from which the southeast corner of Lot 28, Plat "H", Roseburg Home Orchard Tracts bears S 0°05' E 489.34 feet; thence S 89°50'52" W 126.00 feet to a 5/8" iron rod; thence S 0°05' E 388.69 feet to a 5/8" iron rod; thence East 26.00 feet to a 5/8" iron rod; thence N 0°05' W 295.53 feet to a 1/2" iron pipe; thence N 89°56'25" E 100.00 feet to a 1/2" iron pipe; thence N 0°05' W 93.39 feet to the point of beginning, situated in Lot 28, Plat "H", Roseburg Home Orchard Tracts in section 10, T. 28 S., R. 6 W., W.M., containing 0.44 acres, more or less.

TOGETHER WITH a 35 foot road and utility easement described as follows:
Beginning at a point from which the southeast corner of Lot 28, Plat "H", Roseburg Home Orchard Tracts bears N 89°50'52" E 126.00 feet and S 0°05' E 695.00 feet; thence S 0°05' E 205.66 feet and N 89°50'52" E 35.00 feet and N 0°05' W 205.66 feet and S 89°50'52" W 35.00 feet to the point of beginning, situated in Lot 28, Plat "H", Roseburg Home Orchard Tracts.

ALSO SUBJECT TO a 26 foot roadway and utility easement described as follows:

Beginning at a 5/8" iron rod from which the southeast corner of Lot 28, Plat "H", Roseburg Home Orchard Tracts, bears East 100.00 feet and S 0°05' E 100.32 feet; thence West 26.00 feet and N 0°05' W 388.69 feet and N 89°50'52" E 26.00 feet and S 0°05' E 388.75 feet to the point of beginning, situated in Lot 28, Plat "H", Roseburg Home Orchard Tracts.

APPROVALS:

Keith L. Cubic
Douglas County Planning Department

6/16/81
Date STATE OF OREGON)
COUNTY OF DOUGLAS) SS.

Larry E. Manna DEPUTY
Douglas County Surveyor

6-17-81
Date I, DORIS L. WADSWORTH, COUNTY CLERK
AND RECORDER OF CONVEYANCES, IN AND FOR
SAID COUNTY, DO HEREBY CERTIFY THAT THE
WITHIN INSTRUMENT WAS RECORDED THIS DAY.

NARRATIVE:

PURPOSE: To create two parcels.

PROCEDURE: I located and tied the corners found, as shown on the annexed map. I held the south R/W line of Landers Lane by using the found corners. I also held the east line by using the found corners. I then set the remaining corners by using the deed calls.

EQUIPMENT: Lietz TM-20C and steel chain.

CREW: E. Bloom, D. Stringer, D. Jones.

JUN 17 1981
BY *Maryl Deal*
DEPUTY
NO. _____ FEE *6.00*
DOUGLAS COUNTY OFFICIAL RECORDS

81-07589

MAP FILE M87-77

MAP FILE M87-77